Testimony of Linda Davis of Ledyard in support of

HB 5479 AN ACT CONCERNING CONSIDERATIONS IN AFFORDABLE HOUSING APPEALS

Planning and Development Committee
March 2, 2011

RE: Proposed H.B. No. 5479 AN ACT CONCERNING CONSIDERATIONS IN AFFORDABLE HOUSING APPEALS.

Members of the CT Planning and Development Committee:

I am chairman of the Ledyard Town Council Land Use Committee and have been a CT Realtor© for the past 34 years. I am writing in favor of the proposed H.B. No. 5479. I heartily support affordable housing but unfortunately the loopholes in CGS 8-30g give affordable housing a black eye. I continue to see developers use the bill to threaten land use commissions to approve their applications. "If you don't approve my project, I'll turn it into an affordable housing". As a result, CT Residents increasingly are coming to view affordable housing negatively.

In the Town of Ledyard, a developer proposing a single family home on an unbuildable lot, was denied twice in the courts. He has filed an affordable housing application of three units, which will create **one, one bedroom unit of affordable housing**. This application was denied by the zoning commission and we now find ourselves in court to defend the town's position. We have been told that the Town rarely wins in these cases. If approved by the courts, this will not only impact Ledyard but towns throughout the State of Connecticut, as developers will now have the ability to buy cheap unbuildable lots to build a single unit of affordable housing. Public opinion will shift negatively towards affordable housing at a time when we should be advocating for it.

I live in the neighborhood of the lot in question but I am building a new home in another part of town in close proximity to an affordable senior housing project of potentially 62 units. I support that project as does the Ledyard Zoning Commission because it is a legitimate proposal not an attempt to build affordable housing on land previously considered unbuildable by the courts.

Respectfully,

Linda Davis